

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.8
(ID # 19832)**

MEETING DATE:

Tuesday, December 06, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Third Amendment to Lease with Jurupa Mission Partners, LLC, 5961 Mission Blvd., Riverside, Tenant Improvements, CEQA Exempt per State CEQA Guidelines sections 15301 and 15061(b)(3), District 2. [\$10,864,111, Department Funds: Federal 65.5%, State 29.4%, & County 5.1% - 100% DPSS General Fund 10000] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) Pursuant to State CEQA Guidelines Section 15301 Class 1, Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption;
2. Approve the attached Third Amendment to Lease with Jurupa Mission Partners, LLC, a California limited liability company, and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for filing within five (5) working days of approval by the Board.

ACTION:CIP


Sayori Baldwin, DPSS Director

11/8/2022



Rose Salgado, Director of Facilities Management

11/15/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez
Nays: None
Absent: None
Date: December 6, 2022
xc: FM, DPSS, Recorder
Deputy

Kecia R. Harper
Clerk of the Board
By: 

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--|-----------------------------|--------------------------|--|---------------------|
| COST | \$1,761,896 | \$2,138,067 | \$10,864,111 | |
| NET COUNTY COST | \$89,857 | \$109,041 | \$554,070 | |
| SOURCE OF FUNDS: Department Funds: Federal 65.5%, State 29.4%, & County 5.1% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2022/23 – 2027-2028 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Department of Public Social Services (DPSS) has been under lease at 5961 Mission Blvd. in Riverside since November 23, 2004, for use by their Self Sufficiency Division's Program (Lease). The facility continues to meet the needs of DPSS in serving the community and this Third Amendment to Lease (Third Amendment) is for tenant improvements to update the building interior and replacement of finishes.

The improvements will include full renovations to refresh two staff and two public restrooms, replacing toilets, partitions, flooring, counters and fixtures, new conference room cabinetry and counters and staff breakroom cabinetry, sink and counters. In addition, interior paint and office area flooring replacement will be completed with a Lessor contribution of \$251,796.50. Associated work will include framing, drywall, HVAC, fire sprinklers, T-bar ceiling, plumbing, insulation, and three improved drinking fountains. Upon approval of the Third Amendment, the construction project will commence with a targeted completion of May 1, 2023.

The cost of the tenant improvements are \$1,170,695.00, which includes a fifteen percent (15%) contingency of \$152,699.00. Total cost shall be amortized and reimbursed to the Lessor within the monthly rental payments.

Pursuant to the California Environmental Quality Act (CEQA), the Third Amendment was reviewed and determined to be categorically exempt from CEQA under State Guidelines Section 15301 Class 1-Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption. The proposed project is the letting of property involving previously occupied space.

The Third Amendment has been approved by County Counsel as to form.

The terms of the Third Amendment are as follows:

Lessor: Jurupa Mission Partners, LLC
78100 Main Street, Suite 205

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

La Quinta, CA 92253

Premises: 5961 Mission Blvd.
Riverside, CA 92509

Size: 52,090 square feet

Term: Expires August 31, 2027

| Rent: | Existing: | New: |
|-------|-------------------------|-------------------------|
| | \$ 1.70 per sq. ft. | \$ 1.74 per sq. ft. |
| | \$ 88,545.67 per month | \$ 90,759.31 per month |
| | \$1,062,548.04 per year | \$1,089,111.72 per year |

| | |
|----------------------|------------------------|
| Other Rent for | |
| Tenant Improvements: | \$ 26,520.64 per month |
| | \$ 318,247.68 per year |

| | | |
|--------------------|------------------------|------------------------|
| Operating Expense: | \$.90 per sq. ft. | \$.90 per sq. ft. |
| | \$ 46,959.00 per month | \$ 46,959.00 per month |
| | \$563,508.00 per year | \$563,508.00 per year |

Base Rent
Annual Increase: 2.5%

Custodial: Provided by Lessor. Custodial costs included in operating expense, paid by County.

Maintenance: Provided by Lessor. Maintenance costs included in operating expense, paid by County.

Tenant
Improvements: Not to exceed cost of \$1,170,695.00 to be amortized at 6% over the remaining term of the Lease and paid monthly by County to Lessor in an amount not to exceed \$26,520.64 per month.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Impact on Residents and Businesses

DPSS will continue to provide program services that will benefit the residents of this region. This facility will continue to provide an economic impact to the area and through long term County jobs and businesses that will benefit from employee and client interaction.

SUPPLEMENTAL:

Additional Fiscal Information

See Attached Exhibits A, B, & C. DPSS will budget these costs in FY2022/23 through FY2027/28 and will reimburse FM for all associated lease costs.

Contract History and Price Reasonableness

The Lease has been amended twice previously to restate the terms of the lease and for rent adjustments, extension to the term, and tenant improvements.

| <u>Lease & Amendments</u> | <u>Date and M.O.</u> |
|-------------------------------|-------------------------------|
| Lease | November 23, 2004 (M.O. 3.20) |
| First Amendment | July 11, 2006 (M.O. 3.32) |
| Restated First Amendment | August 1, 2006 (M.O. 3.8) |
| Second Amendment | July 11, 2017 (M.O. 3.22) |
| Option Letter | February 8, 2022 (M.O. 3.10) |

ATTACHMENTS:

- Third Amendment to Lease
- Exhibits A, B, & C
- Notice of Exemption
- Aerial Map


MH:sc/10072022/RV338/30.XXX

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Meghan Hahn
Meghan Hahn, Principal Management Analyst 11/23/2022

Aaron Gettis
Aaron Gettis, Deputy County Counsel 11/22/2022

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA

| | | |
|--|-----|--------|
| FOR COUNTY CLERK USE ONLY | | |
| FILED / POSTED | | |
| County of Riverside Peter Aldana Assessor-County Clerk-Recorder | | |
| E-202201248 12/08/2022 04:25 PM Fee: \$ 50.00 Page 1 of 2 | | |
| Removed: | By: | Deputy |
|  | | |

NOTICE OF EXEMPTION

November 17, 2022

Project Name: Approval of Third Amendment to Lease with Jurupa Mission Partners, LLC for the Department of Public Social Services (DPSS) at 5961 Mission Boulevard, Riverside

Project Number: FM042611033800

Project Location: 5961 Mission Boulevard, east of Pacific Avenue, Riverside, California 92509, Assessor's Parcel Number (APN) 177-250-024

Description of Project: DPSS has been under lease at 5961 Mission Blvd. in Riverside since November 23, 2004, for use by their Self Sufficiency Division's Program (Lease). The facility continues to meet the needs of DPSS in serving the community and a Third Amendment to the Lease (Third Amendment) is for tenant improvements to update the building interior and replacement of finishes.

The improvements will include full renovations to refresh two staff and two public restrooms, replacing toilets, partitions, flooring, counters and fixtures, new conference room cabinetry and counters and staff breakroom cabinetry, sink and counters. In addition, interior paint and office area flooring replacement will be completed with a Lessor contribution of \$251,796.50. Associated work will include framing, drywall, HVAC, fire sprinklers, T-bar ceiling, plumbing, insulation, and three improved drinking fountains. Upon approval of the Third Amendment, the construction project will commence with a targeted completion of May 1, 2023.

The Lease Agreement and associated tenant improvements is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities and is limited to the minor tenant improvements for purposes of maintaining the facility; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management


Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

DEC 6 2022 3.8

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the DPSS Third Amendment.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to a amendment resulting in the completion of tenant improvements are being conducted to maintain the building in its existing condition and keep the facility functional. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The Third Amendment is limited to continuing use of the existing facility with minor interior tenant improvements to maintain the use the site. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 11-17-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

THIRD AMENDMENT TO LEASE
5961 Mission Blvd, Riverside, California

This **THIRD AMENDMENT TO LEASE** ("Third Amendment") dated as of December 6, 2022 is entered by and between **JURUPA MISSION PARTNERS, LLC**, a California Limited Liability Company ("Lessor"), and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), as Lessee, sometimes collectively referred to as the "Parties".

RECITALS

a. Lessor and County have entered into that certain Lease, dated November 23, 2004, ("Original Lease") pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor that certain building located at 5961 Mission Blvd., Riverside, State of California, ("Building"), as more particularly shown in the original Lease (the "Original Premises").

b. The Original Lease has been amended by:

1. That certain First Amendment to Lease dated August 1, 2006, by and between Lessor and County (the "First Amendment"), whereby the Parties amended the Lease to revise and restate the terms of the lease.

2. That certain Second Amendment to Lease dated July 11, 2017, by and between Lessor and County (the "Second Amendment"), whereby the Parties amended the Lease to extend the lease term, modify the rent, cost of living, complete tenant improvements, and the address for both parties under the Notice section.

c. County exercised its Option to Extend, dated February 8, 2022 ("Option Letter"), extending the Lease from September 1, 2022, through August 31, 2027.

d. The Original Lease, as heretofore, currently, or hereafter amended, shall hereafter be referred to as the "Lease."

1 e. County and Lessor desire to further amend the Lease to complete
2 tenant improvements to the space and update the address for both parties under
3 Notices.

4 **NOW THEREFORE**, for good and valuable consideration the receipt and
5 adequacy of which is hereby acknowledged, the Parties agree as follows:

6 **1. Improvements by Lessor.** Section 12 of the Lease is hereby amended
7 to add the following subsection 12.1.8:

8 **12.1.8. Improvements by Lessor.** Lessor shall, at Lessor's sole
9 expense, subject to reimbursement of the total costs by County, complete tenant
10 improvements per the attached Exhibit "A" in accordance with the provisions of Exhibit
11 "F" of the Lease (to the extent applicable) and in accordance with selections by County
12 as stated in the attached Exhibit "B". Work will be performed after work hours or on
13 weekends. Costs of tenant improvements as paid for by Lessor shall not exceed one
14 million seventeen thousand nine hundred ninety-six dollars (\$1,017,996.00), plus a
15 15% (\$152,699) County Contingency for County requested Change Orders for a total
16 project cost of \$1,170,695.

17 a. County shall pay to Lessor a monthly tenant improvement
18 payment to reimburse Lessor for tenant improvement costs set forth in the attached
19 Exhibit "C." The monthly payments shall be based on the amortized costs set forth in
20 the attached Exhibit "D," and shall be amortized at a rate of 6% interest as
21 reimbursement for the costs of tenant improvements made by Lessor.

22 b. County shall reimburse Lessor on a monthly basis for tenant
23 improvement costs for the duration of the existing Term. Monthly payments will
24 commence upon substantial completion of the tenant improvements and expire on
25 August 31, 2027. Tenant improvement payments are separate from rent payments,
26 and not subject to the annual 2.5% increase.

27 c. Exhibits "C" and "D" are subject to change, based on actual
28 costs determined after the substantial completion of the tenant improvements.

1 d. In addition, Lessor shall paint and install flooring throughout
2 as specified herein. The total cost of paint and flooring is \$503,593.00. Upon
3 completion and acceptance, County will reimburse Lessor \$251,796.50 from the
4 County's Capital Reserve Account and Lessor, at Lessor's sole expense shall pay the
5 balance of \$251,796.50.

6 **2. Notice.** Section 21.18 of the Lease is hereby amended by the following:

7 County's Notification Address:

8 County of Riverside

9 Facilities Management – Real Estate Division

10 3450 14th Street, Suite 200

11 Riverside, CA 92501

12 ATTN: Deputy Director of Real Estate

13 (951) 955-4876

14 Additional Notification/Inquiries: FM-leasing@rivco.org

15 Lessor's Notification Address:

16 Jurupa Mission Partners, LLC

17 78100 Main Street, Suite 205

18 La Quinta, CA 92253

19 Attn: Lawrence P. Langner, Manager

20 **3. Third Amendment to Prevail.** The provisions of this Third Amendment
21 shall prevail over any inconsistency of conflicting provisions of the Lease, as heretofore
22 amended, and shall supplement the remaining provisions thereof.

23 **4. Miscellaneous.** Except as amended or modified herein, all the terms of
24 the Original Lease shall remain in full force and effect and shall apply with the same
25 force and effect. Time is of the essence in this Amendment and the Lease and each
26 and all their respective provisions. Subject to the provisions of the Lease as to
27 assignment, the agreements, conditions, and provisions herein contained shall apply to
28 and bind the heirs, executors, administrators, successors and assigns of the parties

hereto. If any provisions of this Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or County. Neither this Amendment, nor the Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

5. Capitalized Terms. Third Amendment to prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Third Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

6. Effective Date. This Third Amendment to Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and fully executed by the Parties.

(Signatures on following page)

1 **In Witness Whereof**, the Parties have executed this Third Amendment as of the
2 dated first written above.

3 Dated: 12/16/22

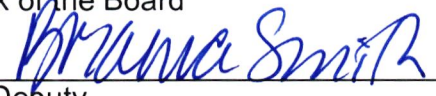
4
5 LESSEE:
6 County of Riverside

LESSOR:
Jurupa Mission Partners, LLC

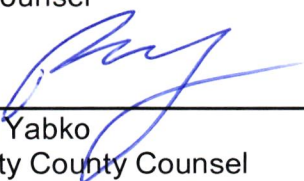
7 By: 
8 Jeff Hewitt, Chairman
Board of Supervisors

By: 
Lawrence P. Langner, Manager

9
10 ATTEST:
11 Kecia R. Harper
Clerk of the Board

12 By: 
13 Deputy

14 APPROVED AS TO FORM:
15 County Counsel

16 By: 
17 Ryan Yabko
18 Deputy County Counsel

19
20 MH/dr/10112022/RV338/30.844
21
22
23
24
25
26
27
28

Jurupa TI's Scope of Work

1. Public Restrooms 101, 102

- a. Remove and replace existing ceramic floor with porcelain tile
 - Flooring PFT-5 Porcelain Floor tile Modern Oasis. Color: **Gentle Rain/ MD 08**. 2x2 Pattern: Checkerboard
 - Grout: Tobacco Brown #52
 - Floor Trim PFT-6: Porcelain Floor Tile. **Herald Brown / DR12** 6 x 12 Cove base Installed with top Metal Schluter (See Pic #1)
 - Grout: Tobacco Brown #52
- b. Remove and replace existing FRP from walls and replace with new FRP
 - FRP-1 Panolam Class C Embossed Pattern Color: Gray. .090 x 4 x10 sheets. Floor to Ceiling.
 - Install dividers, inside corners and outside corner trims
 - Cover all vision lite and windows from inside wall
- c. Remove and replace all partitions and fixtures and accessories
 - Modesty Partitions ASI Global Partition. Solid Plastic (HDEP), Grained Pebble. Color: **Charcoal / 9237** See Standard finishes for installation specifications

Fixtures and Accessories

- Toilets-America Standard Toilet 3451.001
- Toilet Seat Cover-Olsonite Seat Cover 95SSCT
- Toilet Flush valves-Sloan 111-1.28 ES-S-TMO W/EL-154 (**will need electrical**)
- Urinals-American Standard 6550.001
- Urinal flush valve- Sloan 186-0.5 ES-S W/EL-154 (**will need electrical**)
- Lavatory Sink- American Standard 0610.00 Unglazed rim
- Lavatory Faucet- Sloan WAF-100-PGL-ISM-CP-1.5GP AER-IR-FCT with integral spout temp mixer (**will need electrical**)
- Soap Dispenser- Bobrick B-84 Series. Bobrick B-848 Polish Chrome (**will need electrical**)
- Bobrick grab bars-B6806.99
- Bobrick toilet paper dispenser B-3574 (verify location, wall mounted) **Women's**

Restroom ONLY

- Bobrick toilet paper dispenser B-347 (verify Location, partition mounted)
 - Bobrick toilet paper dispenser B-3479 (Verify Location, surface mounted)
 - Bobrick paper towel dispenser B-39747
 - Baby Changing station Koala KB-200-01
 - 30" x 36" mirrors (1 Per lavatory)
- d. Install countertops with Formica Solid Surface countertops.
 - SSM-1 Counter Tops for Formica Solid Surface Material. Color: **Grey Renew / 749** with a 4" skirt under solid surface to cover plumbing fixtures.

- Skirt is Formica Plastic Laminate face and trim Grade 10 Color Fog 916-58 Matte. (See picture 4)

2. Employee Restrooms 146, 147, 172, 173

- Remove and replace existing ceramic floor with porcelain tile
 - Flooring PFT-3 Porcelain Floor tile. Color **Crème Linen/ P686**. 12 x 12 Finish Matte. Brickwork layout
 - Grout: New Taupe #185
 - Based Tile PFT-4: Porcelain Base. Color **Herald Brown/DR 12** 6 x 12 Cove Base Finish: Matte.
 - Grout: New Taupe #185
- Remove and replace existing wall coverings from walls and replace with porcelain tile to 5'
 - Above 5' line install drywall and paint per paint specs
 - PWT-1 Porcelain Wall Tile Primary. Color: **Chantilly/ EQ 11**, 12 x 24 Finish Matte. Brickwork layout. See picture #2
 - PWT-2 Porcelain wall tile. Band at Top of wall. Color: **Silverstone/ EQ12** Finish Matte. 12 x 24 Brickwork. Install with Metal Schluter Trim Edge (See picture #3)
 - Grout Pewter #19
- Remove and replace all partitions and fixtures and accessories
 - Modesty Partitions ASI Global Partition. Solid Plastic (HDEP), Grained Pebble. Color: **Gray 9200** See Standard finishes for installation specifications

Fixtures and Accessories

- Toilets-America Standard Toilet 3451.001
 - Toilet Seat Cover-Olsonite Seat Cover 95SSCT
 - Toilet Flush valves-Sloan 111-1.28 ES-S-TMO W/EL-154 (**will need electrical**)
 - Urinals-American Standard 6550.001
 - Urinal flush valve- Sloan 186-0.5 ES-S W/EL-154 (**will need electrical**)
 - Lavatory Sink- American Standard 0610.00 Unglazed rim
 - Lavatory Faucet- Sloan WAF-100-PGL-ISM-CP-1.5GP AER-IR-FCT with integral spout temp mixer (**will need electrical**)
 - Soap Dispenser- Bobrick B-84 Series. Bobrick B-848 Polish Chrome (**will need electrical**)
 - Bobrick grab bars-B6806.99
 - Bobrick toilet paper dispenser B-3574 (verify location, wall mounted) **Women's Restroom ONLY**
 - Bobrick toilet paper dispenser B-347 (verify Location, partition mounted)
 - Bobrick toilet paper dispenser B-3479 (Verify Location, surface mounted)
 - Bobrick paper towel dispenser B-39747
 - Bobrick Shelf B683 (1) Per Mirror
 - 30" x 36" mirrors (1 Per lavatory)
- Remove and replace countertops with Formica solid surface countertops
 - SSM-2 Formica Solid Surface Material (Countertop) Everform Solid Surface.

- Color: **White Renew / 748**

- PLFT-SSM-2 Skirt under solid surface Formica Plastic laminate Face & Trim. Color Graystone / 464-58 Matte. (See picture #4)

3. Conference Rooms 144, 177, 198, 227

- a. Remove and replace cabinets and install Formica solid surface countertops, sinks, and faucets
 - SSM-1 SSM-2 Formica Solid Surface Material (Countertop) Everform Solid Surface. Color: **Luna Weather / 742**
 - Cabinet Millwork. PLFT-SSM-1 Formica Plastic Laminate. Color: **Stainless/9313-BH**
Finish: Brush
 - Sink- JUST SL-ADA-17519-A-GR Stainless Steel 18-gauge 3-hole Prep
 - Faucet Symmons Origins S-23 Series Polished Chrome

4. Break Rooms 141, 170

- a. Remove and replace all cabinets, sinks, faucets, and countertops. Countertops to be Formica solid surface
 - SSM-1 Formica Solid Surface Material (Countertop) Everform Solid Surface.
 - Color: **Luna Weather / 742**
 - Cabinet Millwork. PLFT-SSM-1 Formica Plastic Laminate. Color: **Stainless/9313-BH**
Finish: Brush
 - Sink- JUST SL-ADA-17519-A-GR Stainless Steel 18 gauge
 - Faucet Symmons Origins S-23 Series Polished Chrome

5. Other Items

- a. Cut 4' x 8' pass thru opening between rooms 129 and 160 (see drawing #1 for location)
- b. Relocate electrical and data for copier in room 160 (see drawing #2 for Location)
- c. Replace all existing drinking fountains throughout building (3 total)
 - Drinking Fountain Elkay EZH20 bottle filling station & Bi-Level High Efficiency Vandal Resistant Cooler. Model LVRCGRNTL8WSK
 - No wall tile behind it, existing floor tile to remain.
- d. Install kickplates on all interior doors
- e. Remove and replace existing chair rail
 - SCR-F Series Crash Rails. Model ERC-48 6" with 2-1/8" mounting bracket continuous aluminum retainer surface mount Color :**949 White**.
- f. Drywall patch and repair as needed

Picture #1 Metal Schluter Trim Cove Base Public Restroom 6x 12 Cove Base



Picture #2 Staff restroom Brickwork layout 12x 24



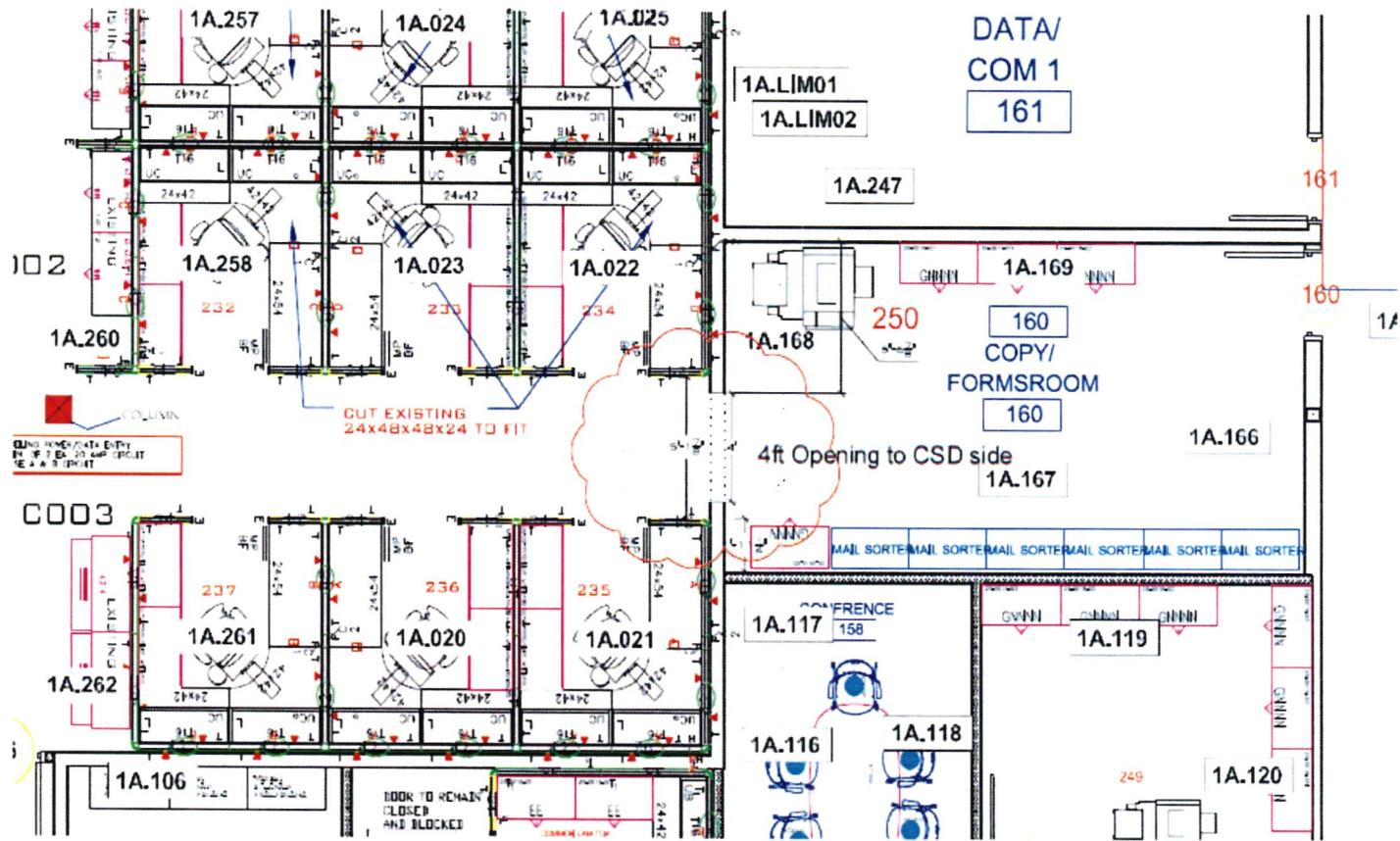
Picture #3 Staff Restroom top band accent tile with metal Schluter Trim



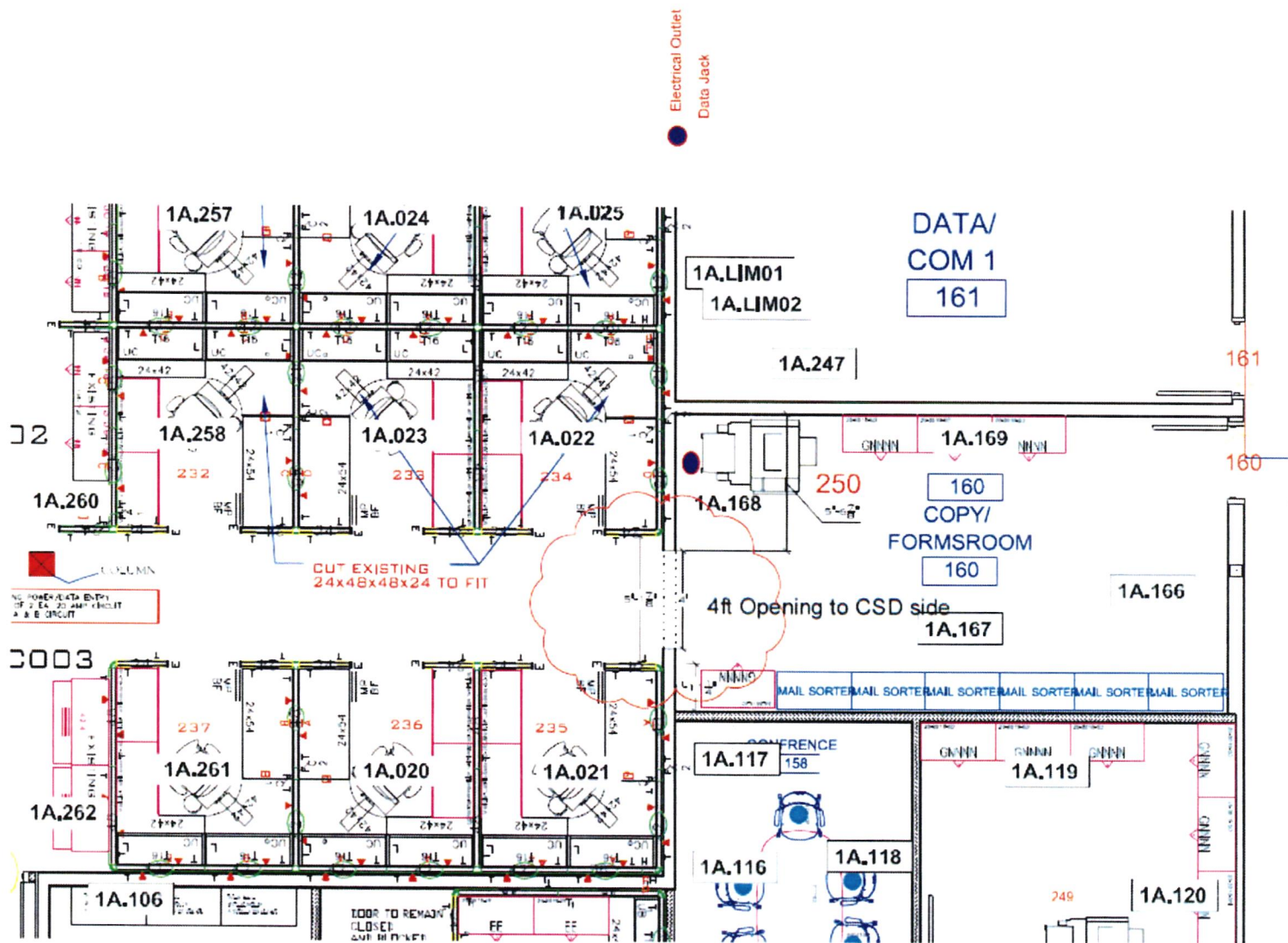
Picture #4 Public and Staff Restroom Skirting

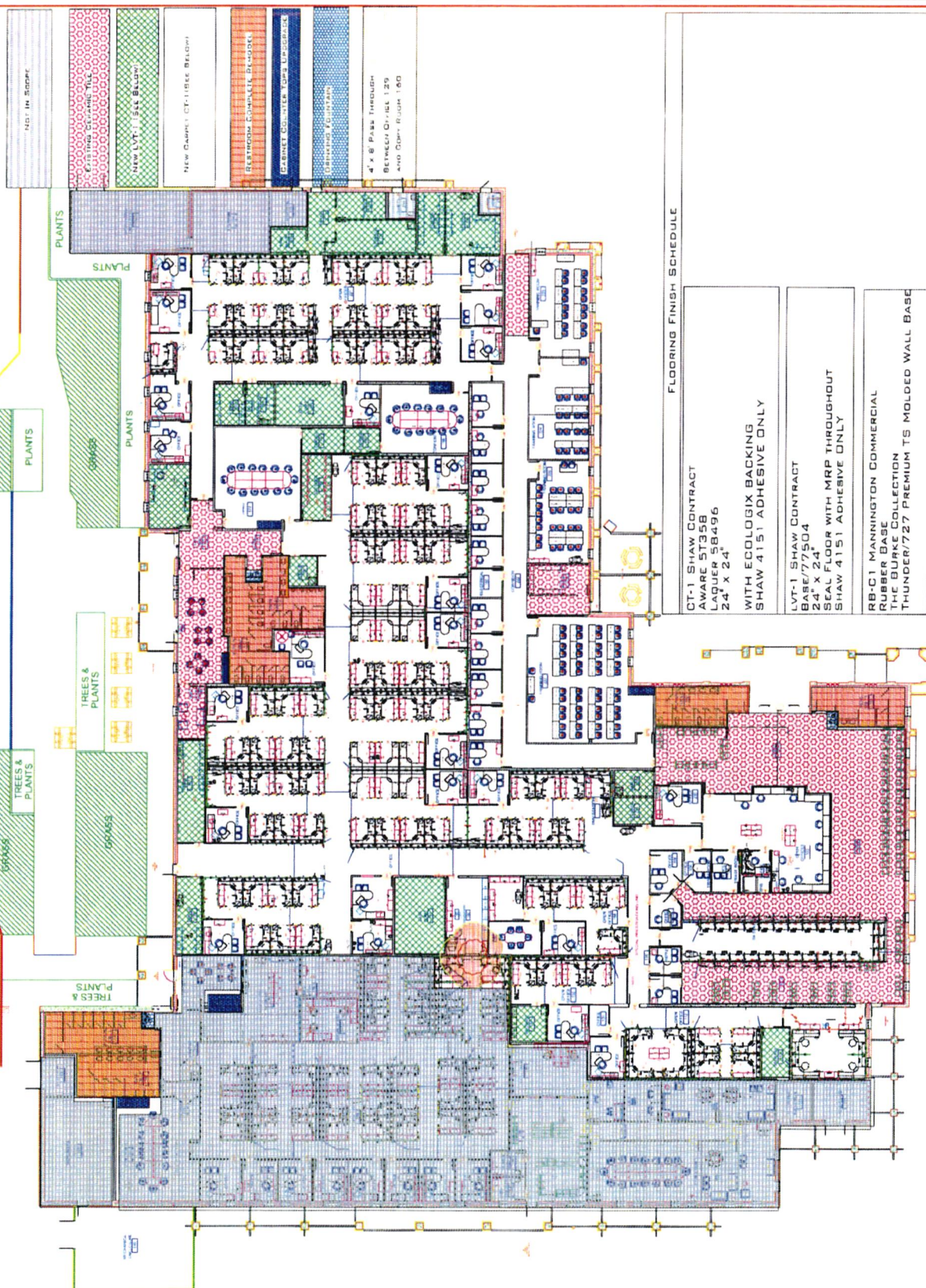
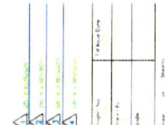


Drawing #14' x 8 Opening



Drawing #2 Relocate Electrical and Data for copier





FLOORING FINISH SCHEDULE

| | | |
|--|--|--|
| <p>CT-1 SHAW CONTRACT LAQUER 51358 LAQUER 58496 24" x 24"</p> <p>WITH ECOLOGIC BACKING SHAW 4151 ADHESIVE ONLY</p> | <p>LVT-1 SHAW CONTRACT BASE/77504 24" x 24"</p> <p>SCAL FLOOR WITH MRP THROUGHOUT SHAW 4151 ADHESIVE ONLY</p> | <p>RB-C1 MANNINGTON COMMERCIAL RUBBER BASE THE BURKE COLLECTION THUNDER/727 PREMIUM TS MOLDED WALL BASE</p> |
|--|--|--|

*** PLUMBING FINISH PLAN FOR RESTROOM REMODEL

EXHIBIT "B"

DPSS STANDARD FINISHES AND MATERIALS MATRIX

ALL = SAME ON ALL OPTION MATRICES

NOB = NOT ON BOARD

10/12/2021

| ITEM CODE: | PRODUCT INFORMATION: | SPECIFICATION: | LOCATION & NOTES: | CONTACT INFO: | OPTION 2 |
|---|--|---|--|---|----------|
| FLOORING | | | | | |
| CARPET TILE | | | | | |
| CT-1 | D-1 Manufacturer: Description: Style/Collection/Code: Color & Color Code: Size: Layout: Estimated Cost Per SF: | Shaw Contract Carpet Tile Aware / 5T358 Lacquer / 58496 24" x 24" Monolithic, Brick, Ashlar, Stagger \$2.47 (Material Only) | General Office, Training Rooms Offices Layout to be determined by DPSS F.P. | Lina Bouch 909-647-8870 | |
| RUBBER BASE (CARPET TILE) | | | | | |
| RB-CT-1 | D-7 Manufacturer: Description: Style/Collection: Color & Color Code: Size: ALL | Mannington Commercial Rubber Base Carpet Tile The Burke Collection Thunder / 727 (Premium TS Molded Wall Base) 4" H | General Office, Training Rooms, Offices Or FP to select alternate color | Christina Smith 909-844-7186 | |
| VINYL TILE - GENERAL OFFICE | | | | | |
| LVT-1 | D-19 Manufacturer: Description: Style / Style Number: Collection: Color / Color Code: Available Layouts: Size: Estimated Cost Per SF: | Shaw Contract Luxury Vinyl Tile (LVT) 20 MIL 5.0 Mm / 4110V Compound 5.0 / Compound + Cast Base / 77504 Monolithic, Brick, Ashlar, Stagger 24 x 24 \$3.12 (Material Only) | GENERAL OFFICE Break Room, Storage Room, File Room Direct Glue Installation Final pattern to be selected by DPSS FP | Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A | |
| RUBBER BASE - GENERAL OFFICE (LVT-1) | | | | | |
| RB-LVT-1 | D-13 Manufacturer: Description: Style/Collection: Color & Color Code: Size: | Mannington Commercial Rubber Carpet and Tile Base The Burke Collection Thunder / 727 (Premium TS Molded Wall Base) 4" H | GENERAL OFFICE Break Room, Storage Room, File Room | Christina Smith 909-844-7186 | |
| COUNTERTOPS & CABINETS | | | | | |
| COUNTERTOPS - WET AREAS | | | | | |
| SSM-1 | D-20 Manufacturer: Description: Style/Collection: Color Name / Color Code: Finish: Max. Size Single Slab: Estimated Cost Per SF: | Formica Solid Surface Material (Countertop) Everform Solid Surface Luna Weather / 782 135 x 78 \$18.70 to \$20.90 (Material Cost Only) | Office / Conference Room Countertop by Sink for Wet Conditions | Christina Smith 909-844-7186 | |
| MILLWORK - CABINET FACE | | | | | |
| PLFT-SSM-1 | D-14 Manufacturer: Description: Material Location: Line: Style/Collection: Color / Color Code: Finish: Grade & Size: Estimated Cost Per SF: | Formica Plastic Laminate Face & Trim (for Countertop) Cabinet Face, Doors, Drawers, Niches Formica® Laminate Commercial Laminate Stainless / 9313-BH Brush Grade 10, Commercial / 0.044" x XXX \$2.05 to \$2.45 (Material Only) | Cabinet - Drawer Face/Surface Skirt under solid surface countertop | Linda Hinojosa 949-202-8235 | |
| RESTROOM - STAFF | | | | | |
| COUNTERTOP - STAFF RESTROOM | | | | | |
| SSM-2 | D-10 Manufacturer: Description: Style/Collection: Color Name / Color Code: Max. Size Single: Estimated Cost Per SF: | Formica Solid Surface Material (Countertop) Everform Solid Surface White Renew / 748 .48 x 30" x 144" \$22.00 to \$24.20 (Material Cost Only) | Staff Restroom Countertop | Linda Hinojosa 929-202-8235 | |
| COUNTERTOP SKIRT - STAFF RESTROOM | | | | | |
| PLFT-SSM-2 | D-4 Manufacturer: Description: Style/Collection: Color Name / Color Code: Finish: Estimated Cost Per SF: | Formica Plastic Laminate Face & Trim (for Countertop) Graystone / 464-58 Matte \$1.65 to \$2.05 (Material Only) | Staff Restroom Installed as a skirt under solid surface countertop | Linda Hinojosa 929-202-8235 | |
| PORCELAIN WALL TILE - STAFF RESTROOM | | | | | |
| PWT-1 | D-2 Manufacturer: Description: Style/Collection: Color Name / Color Code: Finish: Size: Layout: Estimated Cost Per SF: | Daltile Porcelain Wall Tile (Primary) Exquisite Chantilly / EQ11 Matte 12 x 24 Brickwork \$2.47 (Material Only) | Staff Restroom Install with Schluter Metal Edge Trim Primary Wall Tile Install to 5 feet height above finish floor | Christina Smith 909-844-7186 | |
| PWT-2 | D-8 Manufacturer: Description: Style/Collection: Application: Color Name / Color Code: Finish: Size: Layout: Estimated Cost Per SF: | Daltile Porcelain Wall Tile Exquisite Band at Top of Wall Silverstone / EQ12 Matte 12 x 24 Brickwork \$2.01 (Material Only) | Staff Restroom Wall Tile Band at top of Tile Installed with metal Schluter Trim Edge | Christina Smith 909-844-7186 | |
| PWT1-2/GROUT | Manufacturer: Description: Grout Type / Name: Color Name / Color Code: | Custom Building Products Porcelain Wall Tile Grout Polyblend Grout Colors Pewter / #19 | Staff Restroom Architect to Provide Grout Type for Specific Application | Christina Smith 909-844-7186 | |

| ITEM CODE: | PRODUCT INFORMATION: | SPECIFICATION: | LOCATION & NOTES: | CONTACT INFO: OPTION 2 |
|--|--|--|---|---|
| PORCELAIN FLOOR TILE - STAFF RESTROOM | | | | |
| PFT-3 (Floor Tile) | D-3 Manufacturer: Description: Style/Collection: Color Name / Color Code: Size: Finish: Layout: Estimated Cost Per SF: | Daltile Porcelain Floor Tile Fabrique Colorbody Porcelain Crème Linen / P686 12 x 12 Matte Brickwork Square \$2.01 (Material Only) | Staff Restroom - Floor Tile | Christina Smith 909-844-7186 |
| PFT-4 (Trim Base) | D-9 Manufacturer: Description: Style/Collection: Color Name / Code: Size: Finish: Layout: Estimated Cost Per SF: | Daltile Porcelain Floor Tile Trim (Trim) Dignitary Stone Attache Collection Herald Brown / DR12 6 x 12 Cove Base Matte \$3.71 (Material Only) | Staff Restroom - Trim Base Finish with Schluter Trim Metal | Christina Smith 909-844-7186 |
| PFT-3-4/GROUT | Manufacturer: Description: Grout Type / Name: Color Name / Color Code: | Custom Building Products Porcelain Wall Tile Grout Polyblend Grout Colors New Taupe / #185 | Staff Restroom Architect to Provide Grout Type for Specific Application | Christina Smith 909-844-7186 |
| STALL PARTITIONS - STAFF RESTROOM | | | | |
| STP-1 | Manufacturer: Description: Product Line: Style: Texture: Color: | ASI Accurate Global Partitions Stall - Toilet Partition Solid Plastic (HDPE) Solid Plastic Pebble Grained Grey / 9200 | Staff Restroom Floor to Ceiling Mounting / Anchoring Stainless Steel / Aluminum Continuous Brackets Urinal Privacy Screen, Post Mounted with Continuous Wall Bracket Vandal Resistant Fasteners 8" Wrap-Around Hinge; 6" Aluminum Strike Easy-Stall Shoe | https://asi-accuratepartitions.com/ THE Z GROUP 818-340-1011 866-494-7687 Gino Zorrosio, Sales Rep. 818-807-5556 |
| TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER - STAFF RESTROOM | | | | |
| TPD-1 | Manufacturer: Description: Style/Collection: Model No. Material: Color/Finish: | Bobrick Toilet Paper Dispenser (Recessed Combo Unit) Classic Series ® B-3574 Recessed (Wall Installation) 18-8, Type 304 Heavy Duty Stainless Steel Stainless Steel | Architect to determine applicable unit for each toilet stall. Public Restrooms | Bobrick Washroom Equipment, Inc. (818) 982-9600 |
| TPD-2 | Manufacturer: Description: Style/Collection: Model No. Material: Color/Finish: | Bobrick Toilet Paper Dispenser (Partition Mounted Combo Unit) Classic Series ® B-347 (Partition Mounted) 18-8, Type 304 Heavy Duty Stainless Steel Stainless Steel | Architect to determine applicable unit for each toilet stall. Public Restrooms (1) Unit Serves Two Toilet Compartments | Bobrick Washroom Equipment, Inc. (818) 982-9600 |
| TPD-3 | Manufacturer: Description: Style/Collection: Model No. Material: Color/Finish: | Bobrick Toilet Paper Dispenser (Surface Mounted Combo Unit) Classic Series ® B-3479 18-8, Type 304 Heavy Duty Stainless Steel Stainless Steel | Architect to determine applicable unit for each toilet stall. Public Restrooms (1) Unit Serves Two Toilet Compartments | Bobrick Washroom Equipment, Inc. (818) 982-9600 |
| FAUCET (SINK/LAVATORY) - STAFF RESTROOM | | | | |
| FHF-1 | Manufacturer: Description: Style/Collection: Model No. Material: | Sloan Faucet, Hands-Free Optima Sensor Faucet - Hands Free (Lavatory) Optima® Deck-Mounted Mid Body Faucet EAF-100-PLG-ISM-CP-1.5GPM-AER-IR-IQ-FCT Polished Chrome | Staff Restroom Hard-Wired Requires electrical power. 6 Volt Power Supply. Integrated Side Mixing Lever (ISM) | Sloan Customer Care Center 800.982.5839 |
| LAVATORY SINK - STAFF RESTROOM | | | | |
| LS-1 | Manufacturer: Description: Style/Collection: Model No. Material: Color/Finish: | American Standard Lavatory Sink (Under Deck Mount) Boulevard Undercounter Sink 0610.000 Vitreous China White | Staff Restroom Rectangular under mount sink with unique tapered interior bowl | Technical Support 855-815-0004 |
| SHELF - STAFF RESTROOM | | | | |
| SHF-1 | Manufacturer: Description: Model No. Material: | Bobrick Shelf - Surface Mounted B-683 Polished Stainless Steel | Staff Restroom | Bobrick Washroom Equipment, Inc. (818) 982-9600 |
| PAPER TOWEL DISPENSER & WASTE RECEPTACLE - STAFF RESTROOM | | | | |
| PTD-1 | Manufacturer: Description Line 1: Description Line 2: Style/Collection: Model No. Material: Color/Finish: | Bobrick Paper Towel Dispenser (Combo Waste Receptacle) Recessed Convertible Automatic Universal Classic Series ® ® B-39747 18-8, Type-304, 22-gauge stainless steel Satin Finish | Staff Restroom | Bobrick Washroom Equipment, Inc. (818) 982-9600 |
| GRAB BARS - TOILET ADA - STAFF RESTROOM | | | | |
| GB-1 | Manufacturer: Description: Style/Collection: Model No. Material: Size: Color/Finish: | Bobrick Grab Bars (ADA) with Snap Flange N/A B-6806.99 Stainless Steel 1.5" x X Peened Surface; add .99 to Model Number | Staff Restroom | Bobrick Washroom Equipment, Inc. (818) 982-9600 |
| SOAP DISPENSER - STAFF RESTROOM | | | | |
| SD-1 | Manufacturer: Description: Style/Collection: Model No. Material: | Bobrick Soap Dispenser - Hands Free B-84_ B-848 Polished Chrome | Staff Restroom Requires electrical power outlet for under sink installation of AC Adapter Top Fill Soap Dispenser | Bobrick Washroom Equipment, Inc. (818) 982-9600 |

| ITEM CODE: | PRODUCT INFORMATION: | SPECIFICATION: | LOCATION & NOTES: | CONTACT INFO: | OPTION 2 |
|---|---|---|--|---|----------|
| RESTROOM - PUBLIC | | | | | |
| COUNTERTOP - PUBLIC RESTROOM | | | | | |
| SSM-3 | D-12 Manufacturer: Description: Style/Collection: Color Name / Color Code: Max. Size Single: Estimated Cost Per SF: | Formica Solid Surface Material (Countertop) Everform Solid Surface Gray Renew / 749 .48" x 30" x 144" \$18.70 to \$20.90 (Material Cost Only) | Public Restroom | Linda Hinojosa 929-202-8235 | |
| COUNTERTOP SKIRT - PUBLIC RESTROOM | | | | | |
| PLFT-SSM-3 | D-6 Manufacturer: Description: Style/Collection: Color Name / Color Code: Finish: Estimated Cost Per SF: | Formica Plastic Laminate Face & Trim (for Countertop) Commercial Laminate - Grade 10 Fog / 961-58 Matte \$1.65 to \$2.05 (Material Only) | Staff Restroom Installed as a skirt under solid surface countertop | Linda Hinojosa 929-202-8235 | |
| FAUCET (SINK/LAVATORY) - PUBLIC RESTROOM | | | | | |
| FHF-1 | Manufacturer: Description: Style/Collection: Model No. Material: | Sloan Faucet, Hands-Free Optima Sensor Faucet - Hands Free (Lavatory) Optima® Deck-Mounted Mid Body Faucet EAF-100-PLG-ISM-CP-1.5GPM-AER-IR-IQ-FCT Polished Chrome | Staff Restroom Hard-Wired Requires electrical power, 6 Volt Power Supply. Integrated Side Mixing Lever (ISM) | Sloan Customer Care Center 800.982.5839 | |
| LAVATORY SINK - PUBLIC RESTROOM | | | | | |
| LS-1 | Manufacturer: Description: Style/Collection: Model No. Material: All Color/Finish: | American Standard Lavatory Sink (Under Deck Mount) Boulevard Undercounter Sink 0610.000 Vitreous China White | Staff Restroom Rectangular under mount sink with unique tapered interior bowl | Technical Support 855-815-0004 | |
| PORCELAIN FLOOR TILE - PUBLIC RESTROOM | | | | | |
| PFT-5 (Floor Tile) | D-5 Manufacturer: Description: Line: Style/Collection: Color / Color Code: Finish: Size: Layout: Estimated Cost Per SF: | Marazzi Porcelain Floor Tile Modern Oasis Glazed Porcelain Stoneware Gentle Rain / MD 08 Mosaic Square 2 x 2 Checkerboard \$1.54 (Material Only) | Public Restroom - Floor Tile | Christina Smith 909-844-7186 | |
| PFT-6 (Base Trim) | D-11 Manufacturer: Description: Line: Style/Collection: Color / Color Code: Finish: Size: Layout: Estimated Cost Per SF: | Daltile Porcelain Floor Tile Dignitary Stone Attache Collection Colorbody Porcelain Herald Brown / DR12 Matte 6 x 12 Cove Base \$3.71 (Material Only) | Public Restroom - Trim Base Install with top metal Schluter Trim <i>Note: Tile is same color and specifications as Lobby and continues from Lobby to Public Restrooms.</i> | Christina Smith 909-844-7186 | |
| PFT-5-6/GROUT | Manufacturer: Description: Grout Type / Name: Color Name / Color Code: | Custom Building Products Porcelain Wall Tile Grout Polyblend Grout Colors Tobacco Brown #52 | Public Restrooms Architect to Provide Grout Type for Specific Application | Technical Support 800-282-8786 | |
| FRP - WALLS - PUBLIC RESTROOM | | | | | |
| FRP-1 | D-18 Manufacturer: Description: Style: Color: Size: All Estimated Cost Per SF: | Panoram Fiberglass Reinforced Plastic (Panels) Class C Embossed Pattern Gray .090" x 48" x 96" Sheets \$1.00 (Material Only) | Public Restrooms Install floor to ceiling minus tile base. | 877.726.6526 Thomas Ross Territory Account Manager | |
| STALL PARTITIONS - PUBLIC RESTROOM | | | | | |
| STP-2 | Manufacturer: Description: Product Line: Style: Texture: Color: All | ASI Global Partitions Stall - Toilet Partition Solid Plastic (HDPE) Solid Plastic Grained Pebble Charcoal / 9237 | Public Restrooms Floor to Ceiling Mounting / Anchoring Stainless Steel / Aluminum Continuous Brackets Urinal Privacy Screen, Post Mounted with Continuous Wall Bracket Vandal Resistant Fasteners Full-Length Hinges, 6" Aluminum Strike Easy-Stall Shoe | https://asi-accuratepartitions.com/ THE Z GROUP 818-340-1011 866-494-7687 Gino Zanrosso, Sales Rep. 818-807-5556 | |
| TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER - PUBLIC RESTROOM | | | | | |
| TPD-1 | Manufacturer: Description: Style/Collection: Model No. Material: All Color/Finish: | Bobrick Toilet Paper Dispenser (Recessed Combo Unit) Classic Series ® B-3574 Recessed (Wall Installation) 18-8, Type 304 Heavy Duty Stainless Steel Stainless Steel | Architect to determine applicable unit for each toilet stall. Public Restrooms | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |
| TPD-2 | Manufacturer: Description: Style/Collection: Model No. Material: All Color/Finish: | Bobrick Toilet Paper Dispenser (Partition Mounted Combo Unit) Classic Series ® B-347 (Partition Mounted) 18-8, Type 304 Heavy Duty Stainless Steel Stainless Steel | Architect to determine applicable unit for each toilet stall. Public Restrooms (1) Unit Serves Two Toilet Compartments | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |
| TPD-3 | Manufacturer: Description: Style/Collection: Model No. Material: All Color/Finish: | Bobrick Toilet Paper Dispenser (Surface Mounted Combo Unit) Classic Series ® B-3479 18-8, Type 304 Heavy Duty Stainless Steel Stainless Steel | Architect to determine applicable unit for each toilet stall. Public Restrooms (1) Unit Serves Two Toilet Compartments | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |

| ITEM CODE: | PRODUCT INFORMATION: | SPECIFICATION: | LOCATION & NOTES: | CONTACT INFO: | OPTION 2 |
|--|--|--|--|--|----------|
| PAPER TOWEL DISPENSER & WASTE RECEPTACLE - PUBLIC RESTROOM | | | | | |
| PTD-1 | Manufacturer: Description Line 1: Description Line 2: Style/Collection: Model No. Material: ALL Color/Finish: | Bobrick Paper Towel Dispenser (Combo Waste Receptacle) Recessed Convertible Automatic Universal Classic Series ® ® B-39747 18-8, Type-304, 22-gauge stainless steel Satin Finish | Public Restrooms | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |
| GRAB BARS - TOILET ADA - PUBLIC RESTROOM | | | | | |
| GB-1 | Manufacturer: Description: Style/Collection: Model No. Material: Size: ALL Color/Finish: | Bobrick Grab Bars (ADA) with Snap Flange N/A B-6806.99 Stainless Steel 1.5" x X Peened Surface; add .99 to Model Number | Public Restrooms | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |
| BABY CHANGING STATION - PUBLIC RESTROOM | | | | | |
| BCS-1 | Manufacturer: Description: Style/Collection: Model No. Material: Size: ALL Color/Finish & Code: | Koala Kare Products Baby Changing Station Horizontal Wall Mounted KB-200-01 Injection-molded Polypropylene See Specification Technical Data Sheet (TDS) Grey: 01 | Public Restrooms | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |
| AUTOMATIC SOAP DISPENSER - PUBLIC RESTROOM | | | | | |
| ASD-1 | Manufacturer: Description: Style/Collection: Model No. Material: Size: ALL Color/Finish & Code: | Bobrick Automatic Soap Dispenser (Hands-Free) Designer Series™ B-8_Series Polished Chrome N/A Polished Chrome; B-848 | Public Restrooms Spring loaded 180° rotatable lid with concealed locking mechanism for top filling. | Bobrick Washroom Equipment, Inc. (818) 982-9600 | |

EXHIBIT "C"

| | | Estimate of Cost | | | |
|--------------------|------------------------------------|------------------|----------|--------|--------------|
| COST CODE | DESCRIPTION | Unit | Quantity | Price | Total |
| GENERAL CONDITIONS | | | | | |
| 01035 | Supervision-General | wks | 20 | 3600 | \$ 72,000 |
| 01037 | Labor- General | wks | 20 | 720 | \$ 14,400 |
| 01038 | Off-Hours & Weekends | wks | 20 | 2000 | \$ 40,000 |
| 01050 | Travel | wks | 20 | 200 | \$ 4,000 |
| 01060 | Miscellaneous Tools/Materials | wks | 20 | 360 | \$ 7,200 |
| 01350 | Trash Bins/Hauling | ea | 4 | 850 | \$ 3,400 |
| 01375 | Final Clean-up | ls | 1 | 3000 | \$ 3,000 |
| 01400 | Safety | wks | 20 | 200 | \$ 4,000 |
| 01500 | Temp Facilities | wks | 20 | 450 | \$ 9,000 |
| SITE WORK | | | | | |
| 02110 | Demolition | ls | 1 | 104528 | \$ 104,528 |
| WOODS & PLASTICS | | | | | |
| 06200 | Finish Carpentry/Millwork | ls | 1 | 83725 | \$ 83,725 |
| DOORS & WINDOWS | | | | | |
| 08100 | Metal Doors/Frames/Hardware | ea | 75 | 0 | \$ - |
| FINISHES | | | | | |
| 09250 | Drywall/Metal Frame | ls | 1 | 35300 | \$ 35,300 |
| 09690 | Ceramic Tile | ls | 1 | 135236 | \$ 135,236 |
| 09978 | FRP/Marlite | ls | 1 | 44700 | \$ 44,700 |
| SPECIALTIES | | | | | |
| 10150 | Toilet Compartments & Chair Rail | ls | 1 | 136644 | \$ 136,644 |
| MECHANICAL | | | | | |
| 15400 | Plumbing | ls | 1 | 168528 | \$ 168,528 |
| ELECTRICAL | | | | | |
| 16400 | Service & Distribution (allowance) | ls | 1 | 15000 | \$ 15,000 |
| | Subtotal | | | | \$ 880,661 |
| .05 | Contingency | | | | \$ 44,033 |
| | Subtotal | | | | \$ 924,694 |
| | Insurance | | | | \$ 9,247 |
| | Subtotal | | | | \$ 933,941 |
| .09 | OH&P | | | | \$ 84,055 |
| | Grand Total | | | | \$ 1,017,996 |
| | \$/sf | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

EXHIBIT "D"

Loan Amortization Schedule

5961 Mission Blvd Jurupa, CA

| Enter values | | Loan summary | |
|-----------------------------|-----------------|------------------------------|---------------|
| Loan amount | \$ 1,170,695.00 | Scheduled payment | \$ 26,520.64 |
| Annual interest rate | 6.00 % | Scheduled number of payments | 50 |
| Loan period in years | 5 | Actual number of payments | 50 |
| Number of payments per year | 12 | Total early payments | \$ - |
| Start date of loan | 6/1/2023 | Total interest | \$ 155,337.07 |

Lender name: Jurupa Mission Partners, LLC

Borrower: County of Riverside, DPSS

| Pmt No. | Payment Date | Beginning Balance | Scheduled Payment | Total Payment | Principal | Interest | Ending Balance |
|---------|--------------|-------------------|-------------------|---------------|--------------|-------------|-----------------|
| 1 | 7/1/2023 | \$ 1,170,695.00 | \$ 26,520.64 | \$ 26,520.64 | \$ 20,667.17 | \$ 5,853.48 | \$ 1,150,027.84 |
| 2 | 8/1/2023 | 1,150,027.84 | 26,520.64 | 26,520.64 | 20,770.50 | 5,750.14 | 1,129,257.33 |
| 3 | 9/1/2023 | 1,129,257.33 | 26,520.64 | 26,520.64 | 20,874.35 | 5,646.29 | 1,108,382.98 |
| 4 | 10/1/2023 | 1,108,382.98 | 26,520.64 | 26,520.64 | 20,978.73 | 5,541.91 | 1,087,404.26 |
| 5 | 11/1/2023 | 1,087,404.26 | 26,520.64 | 26,520.64 | 21,083.62 | 5,437.02 | 1,066,320.64 |
| 6 | 12/1/2023 | 1,066,320.64 | 26,520.64 | 26,520.64 | 21,189.04 | 5,331.60 | 1,045,131.60 |
| 7 | 1/1/2024 | 1,045,131.60 | 26,520.64 | 26,520.64 | 21,294.98 | 5,225.66 | 1,023,836.62 |
| 8 | 2/1/2024 | 1,023,836.62 | 26,520.64 | 26,520.64 | 21,401.46 | 5,119.18 | 1,002,435.16 |
| 9 | 3/1/2024 | 1,002,435.16 | 26,520.64 | 26,520.64 | 21,508.46 | 5,012.18 | 980,926.70 |
| 10 | 4/1/2024 | 980,926.70 | 26,520.64 | 26,520.64 | 21,616.01 | 4,904.63 | 959,310.69 |
| 11 | 5/1/2024 | 959,310.69 | 26,520.64 | 26,520.64 | 21,724.09 | 4,796.55 | 937,586.60 |
| 12 | 6/1/2024 | 937,586.60 | 26,520.64 | 26,520.64 | 21,832.71 | 4,687.93 | 915,753.90 |
| 13 | 7/1/2024 | 915,753.90 | 26,520.64 | 26,520.64 | 21,941.87 | 4,578.77 | 893,812.03 |
| 14 | 8/1/2024 | 893,812.03 | 26,520.64 | 26,520.64 | 22,051.58 | 4,469.06 | 871,760.45 |
| 15 | 9/1/2024 | 871,760.45 | 26,520.64 | 26,520.64 | 22,161.84 | 4,358.80 | 849,598.61 |
| 16 | 10/1/2024 | 849,598.61 | 26,520.64 | 26,520.64 | 22,272.65 | 4,247.99 | 827,325.96 |
| 17 | 11/1/2024 | 827,325.96 | 26,520.64 | 26,520.64 | 22,384.01 | 4,136.63 | 804,941.95 |
| 18 | 12/1/2024 | 804,941.95 | 26,520.64 | 26,520.64 | 22,495.93 | 4,024.71 | 782,446.02 |
| 19 | 1/1/2025 | 782,446.02 | 26,520.64 | 26,520.64 | 22,608.41 | 3,912.23 | 759,837.61 |
| 20 | 2/1/2025 | 759,837.61 | 26,520.64 | 26,520.64 | 22,721.45 | 3,799.19 | 737,116.16 |
| 21 | 3/1/2025 | 737,116.16 | 26,520.64 | 26,520.64 | 22,835.06 | 3,685.58 | 714,281.10 |
| 22 | 4/1/2025 | 714,281.10 | 26,520.64 | 26,520.64 | 22,949.23 | 3,571.41 | 691,331.87 |
| 23 | 5/1/2025 | 691,331.87 | 26,520.64 | 26,520.64 | 23,063.98 | 3,456.66 | 668,267.89 |
| 24 | 6/1/2025 | 668,267.89 | 26,520.64 | 26,520.64 | 23,179.30 | 3,341.34 | 645,088.58 |
| 25 | 7/1/2025 | 645,088.58 | 26,520.64 | 26,520.64 | 23,295.20 | 3,225.44 | 621,793.39 |
| 26 | 8/1/2025 | 621,793.39 | 26,520.64 | 26,520.64 | 23,411.67 | 3,108.97 | 598,381.71 |
| 27 | 9/1/2025 | 598,381.71 | 26,520.64 | 26,520.64 | 23,528.73 | 2,991.91 | 574,852.98 |
| 28 | 10/1/2025 | 574,852.98 | 26,520.64 | 26,520.64 | 23,646.38 | 2,874.26 | 551,206.61 |
| 29 | 11/1/2025 | 551,206.61 | 26,520.64 | 26,520.64 | 23,764.61 | 2,756.03 | 527,442.00 |
| 30 | 12/1/2025 | 527,442.00 | 26,520.64 | 26,520.64 | 23,883.43 | 2,637.21 | 503,558.57 |
| 31 | 1/1/2026 | 503,558.57 | 26,520.64 | 26,520.64 | 24,002.85 | 2,517.79 | 479,555.72 |
| 32 | 2/1/2026 | 479,555.72 | 26,520.64 | 26,520.64 | 24,122.86 | 2,397.78 | 455,432.86 |
| 33 | 3/1/2026 | 455,432.86 | 26,520.64 | 26,520.64 | 24,243.48 | 2,277.16 | 431,189.39 |
| 34 | 4/1/2026 | 431,189.39 | 26,520.64 | 26,520.64 | 24,364.69 | 2,155.95 | 406,824.69 |
| 35 | 5/1/2026 | 406,824.69 | 26,520.64 | 26,520.64 | 24,486.52 | 2,034.12 | 382,338.18 |
| 36 | 6/1/2026 | 382,338.18 | 26,520.64 | 26,520.64 | 24,608.95 | 1,911.69 | 357,729.23 |
| 37 | 7/1/2026 | 357,729.23 | 26,520.64 | 26,520.64 | 24,731.99 | 1,788.65 | 332,997.23 |
| 38 | 8/1/2026 | 332,997.23 | 26,520.64 | 26,520.64 | 24,855.65 | 1,664.99 | 308,141.58 |
| 39 | 9/1/2026 | 308,141.58 | 26,520.64 | 26,520.64 | 24,979.93 | 1,540.71 | 283,161.65 |
| 40 | 10/1/2026 | 283,161.65 | 26,520.64 | 26,520.64 | 25,104.83 | 1,415.81 | 258,056.82 |
| 41 | 11/1/2026 | 258,056.82 | 26,520.64 | 26,520.64 | 25,230.36 | 1,290.28 | 232,826.46 |
| 42 | 12/1/2026 | 232,826.46 | 26,520.64 | 26,520.64 | 25,356.51 | 1,164.13 | 207,469.95 |
| 43 | 1/1/2027 | 207,469.95 | 26,520.64 | 26,520.64 | 25,483.29 | 1,037.35 | 181,986.66 |
| 44 | 2/1/2027 | 181,986.66 | 26,520.64 | 26,520.64 | 25,610.71 | 909.93 | 156,375.96 |
| 45 | 3/1/2027 | 156,375.96 | 26,520.64 | 26,520.64 | 25,738.76 | 781.88 | 130,637.20 |
| 46 | 4/1/2027 | 130,637.20 | 26,520.64 | 26,520.64 | 25,867.45 | 653.19 | 104,769.74 |
| 47 | 5/1/2027 | 104,769.74 | 26,520.64 | 26,520.64 | 25,996.79 | 523.85 | 78,772.95 |
| 48 | 6/1/2027 | 78,772.95 | 26,520.64 | 26,520.64 | 26,126.78 | 393.86 | 52,646.18 |
| 49 | 7/1/2027 | 52,646.18 | 26,520.64 | 26,520.64 | 26,257.41 | 263.23 | 26,388.77 |
| 50 | 8/1/2027 | 26,388.77 | 26,520.64 | 26,388.77 | 26,256.82 | 131.94 | 0.00 |

Exhibit A

FY 2022/23

Department of Public Social Services (DPSS)

5961 Mission Blvd. Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

| | | | |
|--|-----------|-------------------|--|
| Current Office: | 52,090 | SQFT | |
| Approximate Cost per SQFT (Jul-Aug) | \$ | - | |
| Approximate Cost per SQFT (Sep-Jun) | \$ | 1.74 | |
| Lease Cost per Month (Jul-Aug) | \$ | - | |
| Lease Cost per Month (Sep-Jun) | \$ | 90,759.31 | |
| Total Lease Cost (Jul-Aug) | \$ | - | |
| Total Lease Cost (Sep-Jun) | \$ | 907,593.10 | |
| Total Estimated Lease Cost for FY 2022/23 | \$ | 907,593.10 | |
| Operating Expense Cost per Month | \$ | 46,959.00 | |
| Total Operating Expense Cost (Jul-Aug) | \$ | - | |
| Total Operating Expense Cost (Sep-Jun) | \$ | 469,590.00 | |
| Total Estimated Operating Expense Cost for FY 2022/23 | \$ | 469,590.00 | |

Estimated Additional Costs:

| | | | |
|---|--------------|-------------------|---------------------|
| Utility Cost per SQFT | \$ | 0.12 | |
| Estimated Utility Costs per Month | \$ | 6,250.80 | |
| Total Estimated Utility Cost (Jul-Aug) | \$ | - | |
| Total Estimated Utility Cost (Sep-Jun) | \$ | 62,508.00 | |
| Total Estimated Utility Cost for FY 2022/23 | \$ | 62,508.00 | |
| Tenant Improvement Cost per Month | \$ | 26,520.64 | |
| Total Tenant Improvement Cost (Jul-Aug) | \$ | - | |
| Total Tenant Improvement Cost (Sep-Jun) | \$ | 265,206.40 | |
| Total Tenant Improvement Cost for FY 2022/23 | \$ | 265,206.40 | |
| FM Lease Management Fee as of 07/01/2022 | 4.86% | \$ | 56,998.06 |
| TOTAL ESTIMATED COST FOR FY 2022/23 | | \$ | 1,761,895.56 |
| TOTAL COUNTY COST | 5.10% | \$ | 89,856.67 |

Exhibit B

FY 2023/24
Department of Public Social Services (DPSS)
5961 Mission Blvd. Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

| | | | |
|--|--------------|-----------|---------------------|
| Current Office: | 52,090 | SQFT | |
| Approximate Cost per SQFT (Jul-Aug) | \$ 1.74 | | |
| Approximate Cost per SQFT (Sep-Jun) | \$ 1.78 | | |
| Lease Cost per Month (Jul-Aug) | \$ 90,759.31 | | |
| Lease Cost per Month (Sep-Jun) | \$ 93,028.29 | | |
| Total Lease Cost (Jul-Aug) | | \$ | 181,518.62 |
| Total Lease Cost (Sep-Jun) | | \$ | 930,282.93 |
| Total Estimated Lease Cost for FY 2023/24 | | \$ | 1,111,801.55 |
| Operating Expense Cost per Month | \$ 46,959.00 | | |
| Total Operating Expense Cost (Jul-Jun) | | \$ | 563,508.00 |
| Total Estimated Operating Expense Cost for FY 2023/24 | | \$ | 563,508.00 |

Estimated Additional Costs:

| | | | |
|---|--------------|-----------|---------------------|
| Utility Cost per SQFT | \$ 0.12 | | |
| Estimated Utility Costs per Month | \$ 6,250.80 | | |
| Total Estimated Utility Cost (Jul-Jun) | | \$ | 75,009.60 |
| Total Estimated Utility Cost for FY 2023/24 | | \$ | 75,009.60 |
| Tenant Improvement Cost per Month | \$ 26,520.64 | | |
| Total Tenant Improvement Cost (Jul-Jun) | | \$ | 318,247.68 |
| Total Tenant Improvement Cost for FY 2023/24 | | \$ | 318,247.68 |
| FM Lease Management Fee as of 07/01/2022 | 4.86% | \$ | 69,500.39 |
| TOTAL ESTIMATED COST FOR FY 2023/24 | | \$ | 2,138,067.22 |
| TOTAL COUNTY COST | 5.10% | \$ | 109,041.43 |

Exhibit C

FY 2024/25 to FY 2027/28
Department of Public Social Services (DPSS)
5961 Mission Blvd. Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:

52,090 SQFT

| | FY 2024/25 | FY 2025/26 | FY 2026/27 | FY 2027/28 |
|--|-------------------------|------------------------|------------------------|----------------------|
| Approximate Cost per SQFT (Jul-Aug) | \$ 1.78 | \$ 1.83 | \$ 1.87 | \$ 1.92 |
| Approximate Cost per SQFT (Sep-Jun) | \$ 1.83 | \$ 1.87 | \$ 1.92 | \$ - |
| Lease Cost per Month (Jul-Aug) | \$ 93,028.29 | \$ 95,354.00 | \$ 97,737.85 | \$ 100,181.30 |
| Lease Cost per Month (Sep-Jun) | \$ 95,354.00 | \$ 97,737.85 | \$ 100,181.30 | \$ - |
| Total Lease Cost (Jul-Aug) | \$ 186,056.59 | \$ 190,708.00 | \$ 195,475.70 | \$ 200,362.59 |
| Total Lease Cost (Sep-Jun) | \$ 953,540.00 | \$ 977,378.50 | \$ 1,001,812.96 | \$ - |
| Total Estimated Lease Cost for FY 2024/25 to FY 2027/28 | \$ 1,139,596.59 | \$ 1,168,086.50 | \$ 1,197,288.66 | \$ 200,362.59 |
| Operating Expense Cost per Month | \$ 46,959.00 | \$ 46,959.00 | \$ 46,959.00 | \$ 46,959.00 |
| Total Operating Expense Cost (Jul-Aug) | \$ 93,918.00 | \$ 93,918.00 | \$ 93,918.00 | \$ 93,918.00 |
| Total Operating Expense Cost (Sep-Jun) | \$ 469,590.00 | \$ 469,590.00 | \$ 469,590.00 | \$ - |
| Total Estimated Operating Expense Cost for FY 2024/25 to FY 2027/28 | \$ 563,508.00 | \$ 563,508.00 | \$ 563,508.00 | \$ 93,918.00 |
| <u>Estimated Additional Costs:</u> | | | | |
| Utility Cost per SQFT | \$ 0.12 | \$ 0.12 | \$ 0.12 | \$ 0.12 |
| Estimated Utility Costs per Month | \$ 6,250.80 | \$ 6,250.80 | \$ 6,250.80 | \$ 6,250.80 |
| Total Estimated Utility Cost | \$ 75,009.60 | \$ 75,009.60 | \$ 75,009.60 | \$ 12,501.60 |
| Tenant Improvement Cost per Month | \$ 26,520.64 | \$ 26,520.64 | \$ 26,520.64 | \$ 26,520.64 |
| Total Tenant Improvement Cost | \$ 318,247.68 | \$ 318,247.68 | \$ 318,247.68 | \$ 53,041.28 |
| FM Lease Management Fee as of 07/01/2022 4.86% | \$ 70,851.23 | \$ 72,235.84 | \$ 73,655.07 | \$ 12,315.43 |
| TOTAL ESTIMATED COST FOR FY 2024/25 to FY 2027/28 | \$ 2,167,213.10 | \$ 2,197,087.62 | \$ 2,227,709.01 | \$ 372,138.90 |
| F11 Total Cost | \$ 10,864,111.41 | | | |
| F11 Total County Cost 5.10% | \$ 554,069.68 | | | |

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

November 17, 2022

Project Name: Approval of Third Amendment to Lease with Jurupa Mission Partners, LLC for the Department of Public Social Services (DPSS) at 5961 Mission Boulevard, Riverside

Project Number: FM042611033800

Project Location: 5961 Mission Boulevard, east of Pacific Avenue, Riverside, California 92509, Assessor's Parcel Number (APN) 177-250-024

Description of Project: DPSS has been under lease at 5961 Mission Blvd. in Riverside since November 23, 2004, for use by their Self Sufficiency Division's Program (Lease). The facility continues to meet the needs of DPSS in serving the community and a Third Amendment to the Lease (Third Amendment) is for tenant improvements to update the building interior and replacement of finishes.

The improvements will include full renovations to refresh two staff and two public restrooms, replacing toilets, partitions, flooring, counters and fixtures, new conference room cabinetry and counters and staff breakroom cabinetry, sink and counters. In addition, interior paint and office area flooring replacement will be completed with a Lessor contribution of \$251,796.50. Associated work will include framing, drywall, HVAC, fire sprinklers, T-bar ceiling, plumbing, insulation, and three improved drinking fountains. Upon approval of the Third Amendment, the construction project will commence with a targeted completion of May 1, 2023.

The Lease Agreement and associated tenant improvements is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities and is limited to the minor tenant improvements for purposes of maintaining the facility; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County


Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the DPSS Third Amendment.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to a amendment resulting in the completion of tenant improvements are being conducted to maintain the building in its existing condition and keep the facility functional. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The Third Amendment is limited to continuing use of the existing facility with minor interior tenant improvements to maintain the use the site. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  **Date:** 11-17-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: DPSS 5691 Mission Boulevard Third Amendment to Lease, Riverside

Accounting String: 524830-47220-7200400000 - FM042611033800

DATE: November 17, 2022

AGENCY: Riverside County Facilities Management

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Facilities Management

Signature: 

PRESENTED BY: Maribel Hyer, Senior Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3450 14th St, 2nd Floor, Riverside, CA 92501

Date: November 17, 2022
To: Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042611033800**
DPSS Third Amendment to Lease, 5961 Mission Boulevard, Riverside

The Riverside County's Facilities Management's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #2600

Attention: Mike Sullivan, Senior Environmental Planner,
Facilities Management,
3450 14th Street, Suite 214, Riverside, CA 92501

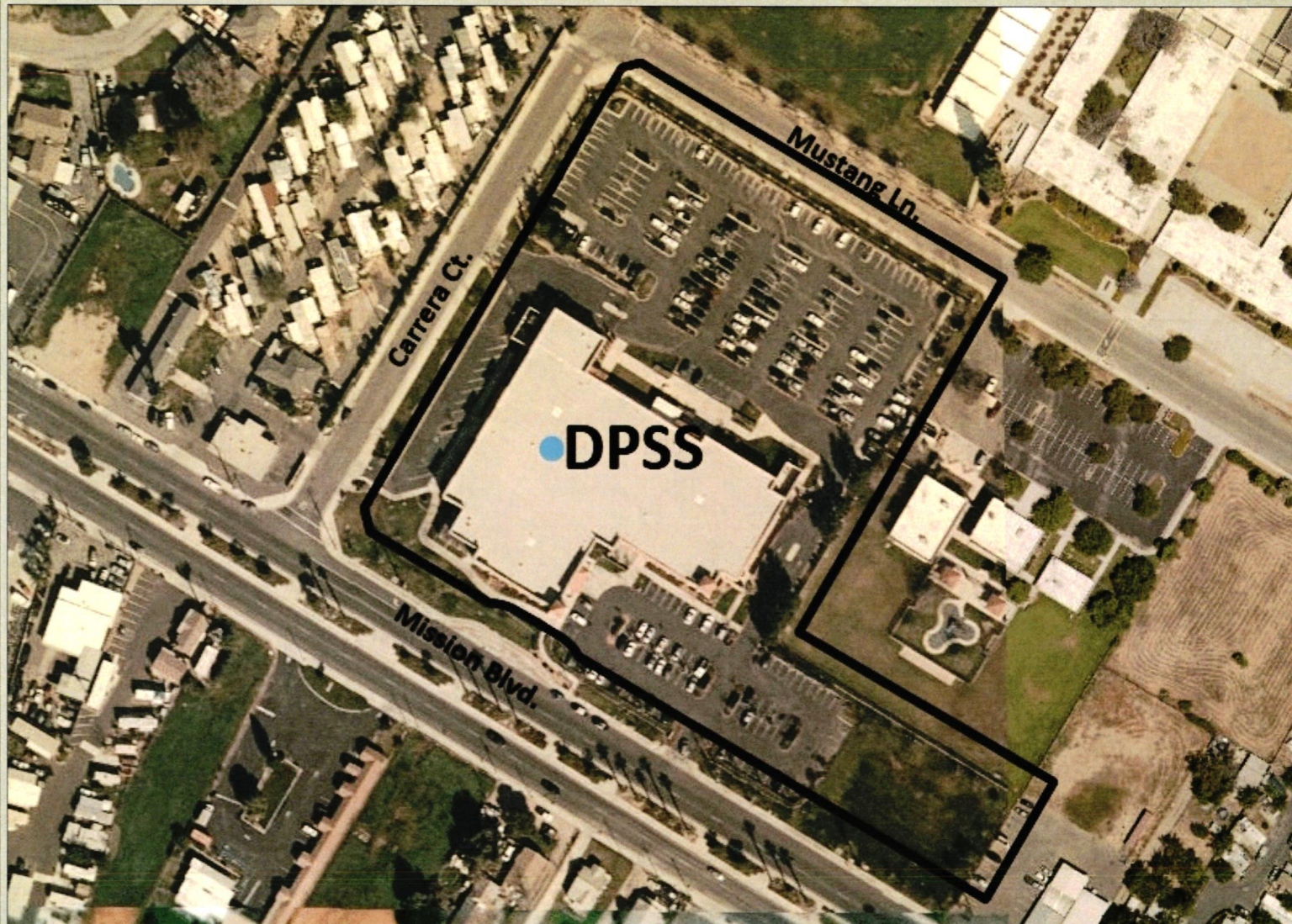
If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

Department of Public Social Services (DPSS)

5961 Mission Blvd., Riverside



Legend



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 188 376 Feet

REPORT PRINTED ON... 10/13/2022 1:56:39 PM

© Riverside County GIS

Notes

APN 177-250-024
Third Amendment to Lease
District 2